



Alexa Landreville, Residential and Commercial Real Estate Broker
IMMEUBLES DEAKIN REALTY
Real Estate Agency
332, Lakeshore
Pointe-Claire (QC) H9S 4L7
<http://www.deakinrealty.ca>

514-451-3246 / 514-695-2575

alexa@deakinrealty.ca



Centris No. 14871819 (Active)

[See all pictures](#)



\$699,000

125 Tsse Marc-Antoine
Sainte-Anne-de-Bellevue
H9X 3W6

Region Montréal
Neighbourhood South
Near Senneville Road

Body of Water Lac des Deux Montagnes

Property Type	House	Year Built	1996
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided Share 3.14%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2023)
Building Type	Attached	Published to RFQ	Yes (2023-07-04)
Floor		Special Contribution	
Total Number of Floors		Meeting Minutes	
Total Number of Units		Financial Statements	
Private Portion Size	20.6 X 38.3 ft irr	Building Rules	
Plan Priv. Portion Area	1,952.03 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size	20.6 X 57 ft irr	Maintenance log	
Lot Area	1,204.48 sqft	Co-ownership insurance	
Cadastre of Private Portion	1990897	Contingency fund study	
Cadastre of Common Portions	6371207	Cert. of Loc. (divided part)	Yes (2016)
Trade possible		File Number	
Zoning	Residential	Occupancy	120 days PP/PR Accepted
		Deed of Sale Signature	120 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$4,696 (2026)	Condo Fees (\$462/month)	\$5,544
Lot	\$205,300	School	\$470 (2026)	Common Exp.	
Building	\$496,400	Infrastructure	\$1,061 (2026) (exp. 2033)	Electricity	\$1,848
		Water	\$113 (2026)	Oil	
				Gas	
Total	\$701,700 (99.62%)	Total	\$6,340	Total	\$7,392

Room(s) and Additional Space(s)

No. of Rooms	7	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19.2 X 13.7 ft	Wood		

GF	Dining room	15.8 X 9.8 ft	Wood
GF	Kitchen	11.6 X 14.11 ft	Ceramic
2	Primary bedroom	19 X 13.7 ft	Wood
2	Bedroom	9.4 X 12.11 ft	Wood
2	Bedroom	9 X 9 ft	Wood
3	Mezzanine	19.4 X 17.4 ft	Carpet
BA1	Family room	18.9 X 13.7 ft	Carpet
BA1	Laundry room	8.4 X 4.9 ft	Concrete
BA1	Mechanical room	8.3 X 8.5 ft	Concrete
BA1	Storage	8.7 X 4.10 ft	Concrete
Additional Space		Size	Cadastre/Unit number
Garage		9.11 X 25.4 ft	Description of Rights
			Private portion

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$18)
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Forced air	Parkg (total)	Driveway (2), Garage (1)
Basement	6 feet and more, Finished basement	Driveway	Asphalt
Bathroom	Separate shower	Garage	Built-in, Single width
Washer/Dryer (installation)	laundry room (Basement 1)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Central heat pump	View	View of the water
Building Amenity		Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM), University
Building's Distinctive Features		Roofing	Asphalt shingles
Energy efficiency			
Mobility impaired accessible			

Inclusions

Fridge, dishwasher, stove, microwave, washer & dryer. Light fixtures & window coverings as presently installed.

Exclusions

Chest freezer

Remarks

Beautifully updated townhome in Kassy Cove--a unique waterfront community offering residents water access , beautifully maintained green space, and a low-maintenance, carefree lifestyle. Enjoy peaceful country living just a short stroll from the vibrant village of Sainte-Anne-de-Bellevue. Downsize without compromise and enjoy the perfect blend of lifestyle, comfort, and convenience.

Addendum

This townhome features a spacious renovated eat-in kitchen overlooking the bright open-concept living and dining area, with patio doors leading to a west-facing deck with water views. The second level offers a generous primary suite , an updated family bathroom, and two additional bedrooms. Upstairs, the inviting third-floor mezzanine opens to a private rooftop terrace--the perfect place to enjoy spectacular waterfront sunsets. This versatile bonus space is ideal as a family room, guest suite, home office, or fitness studio. The lower level includes direct garage access, a finished playroom, laundry area, and ample storage.

Just minutes from the waterfront, parks, restaurants, cafés, and boutiques of Sainte-Anne-de-Bellevue village, with quick access to Highways 20 and 40, the train station, REM, daycares, and schools.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-40791

Source

IMMEUBLES DEAKIN REALTY, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.